

TOWNSHIP OF WALL

ORDINANCE NO. 6-2022

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 280 LOT 16.03, 16.04, AND 33.01 INTO THE R-10 ZONE

WHEREAS, the Township Committee on December 14, 2011, adopted the official Zoning Map of the Township as periodically amended; and

WHEREAS, that zoning map, last revised September 7, 2021 designates the properties known as Block 280 Lots 16.03, 16.04, & 33.01 located along Eighth Avenue (subject properties) each with two zone districts; and,

WHEREAS, the front portions of the subject properties are designated in the R-10 zone district and the rear portions of the subject properties are designated in the R-20 zone district; and,

WHEREAS, section 140-136A of the Wall Township Ordinance states that zone district boundaries are intended to follow center lines, lot or property lines, or other natural lines such as the center line of watercourses, ditches or lagoons, unless such district or zone boundaries are fixed by dimension on the zoning map or by description, measured from right-of-way.

WHEREAS, the zone district boundary that bisects the rear of the subject properties do not follow center lines, lot or property lines, or other natural lines such as the center line of watercourses, ditches or lagoons, and are not fixed by dimension on the zoning map or by description, measured from right-of-way.

WHEREAS, all other properties fronting Eighth Avenue within the same block as the subject properties are entirely within the R-10 zone district; and,

WHEREAS, the subject properties were created by way of subdivision approval on April 25, 2005; and,

WHEREAS, pursuant to the resolution of subdivision approval, it was determined at that time that the requirements of the R-10 zone should apply to the subdivision; and,

WHEREAS, said subdivision was perfected using the R-10 zone district requirements; and,

WHEREAS, the 1999 Wall Township Master Plan seeks to limit additional permitted density or any major expansion of residential areas beyond that permitted by existing zoning and the Township's Affordable Housing Plan; and,

WHEREAS, the 1999 Wall Township Master Plan designates the subject properties for medium density residential (1-5 dwelling units per acre); and,

WHEREAS, the subject properties range in size from approximately 16,396 square feet (0.38 acres) to approximately 17,050 square feet (0.39 acres); and,

WHEREAS, the split zoning of the properties is undesirable from a zoning perspective is not consistent with section 140-136A of the Wall Township Ordinance ; and,

WHEREAS, the Township Committee desires to permit the subject properties to continue to be developed for single family dwelling purposes, while maintaining the existing character of the area; and,

WHEREAS, the Township Committee finds that the R-10 zone would be a more appropriate zoning designation for the entirety of each of the subject properties because it would allow the subject properties to continue to be maintained for one single family dwelling in a similar fashion to other properties fronting on Eighth Avenue; and,

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wall that the official Zoning Map of the Township be amended as follows:

Section 1. Zone Map. The Official Zoning Map the Township of Wall dated December 14, 2011 as amended, be and the same is hereby amended to change the zoning designation of the following areas as indicated below:

Block	Lot(s)	Address	New Zoning Designation
280	16.03	2177 Eighth Avenue	R-10
280	16.04	2177 ½ Eighth Avenue	R-10
280	33.01	2179 Eighth Avenue	R-10
*As illustrated on Exhibit A			

Section 2. All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such inconsistency.

Section 3. Should any section, paragraph, clause of other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

Section 4. This Ordinance shall effect upon its passage and publication according to law, and upon filing of a certified copy thereof with the Monmouth County Planning Board.

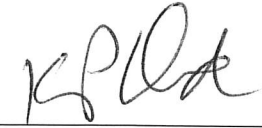
Introduced: January 26, 2022

Adopted: February 23, 2022

Attest:


Roberta Lang, RMC
Township Clerk

Approve:


Kevin P. Oreder
Mayor

SUMMARY AND NOTICE

TOWNSHIP OF WALL ORDINANCE NO. 6-2022

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 280 LOT 16.03, 16.04, AND 33.01 INTO THE R-10 ZONE

Adoption of this ordinance will amend the zoning map to zone the following properties into the R-10 Zone:

Block	Lot(s)	Address	New Zoning Designation
280	16.03	2177 Eighth Avenue	R-10
280	16.04	2177 ½ Eighth Avenue	R-10
280	33.01	2179 Eighth Avenue	R-10
*As illustrated on Exhibit A			

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on **January 26, 2022**, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **February 23, 2022** at 7:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com.

Roberta M. Lang, R.M.C.
Municipal Clerk

EXHIBIT A

